

AUDIT REPORT
AND
SUPPLEMENTAL DATA FOR
HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA

SEPTEMBER 30, 2013

KERSHAW CPA & ASSOCIATES, PC

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HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SEPTEMBER 30, 2013

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MIAMI, OKLAHOMA
SEPTEMBER 30, 2013

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HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SEPTEMBER 30, 2013

BOARD OF DIRECTORS

<u>NAME</u>	<u>POSITION</u>	<u>TERM EXPIRES</u>
Steve Cline	Chairman	January 2014
Dorothy Leonard	Vice-Chairman	January 2016
Steven Blair	Member	January 2014
Bonnie Melton	Member	January 2016
Debbie Pollard	Member	January 2014

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Housing Authority of the City of Miami
Miami, Oklahoma

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Authority of the City of Miami, as of and for the fiscal year ended September 30, 2013, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and in accordance with Oklahoma Statutes. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used, and the reasonableness of significant accounting estimates made, by management, as well as evaluating the overall presentation of the financial statements.

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We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Housing Authority of the City of Miami, as of September 30, 2013, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Housing Authority of the City of Miami's basic financial statements. The accompanying schedule of expenditures of federal awards, as required by *Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations* and Financial Data Schedule, are presented for purposes of additional analysis and are not a required part of the basic financial statements of the Housing Authority of the City of Miami.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to

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prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

The introductory section listed in the accompanying table of contents is presented for the purpose of additional analysis and is not a required part of the basic financial statements of the Authority. Such additional information has not been subjected to the auditing procedures applied in our audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated February 26, 2014, on our consideration of the Housing Authority of the City of Miami's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in compliance with *Government Auditing Standards* in considering Housing Authority of the City of Miami's internal control over financial reporting and compliance.

Kershaw CPA & Associates, P.C.
Kershaw CPA & Associates, PC

February 26, 2014

Housing Authority of the City of Miami
Management's Discussion and Analysis (MD & A)
September 30, 2013

Management's Discussion and Analysis (MD&A) is an element of the reporting model adopted by the Governmental Accounting Standards Board (GASB) in their *Statement No. 34 Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999.

Our discussion and analysis of the financial performance for the Housing Authority of the City of Miami provides an overview of the financial activities for the fiscal year ended September 30, 2013. Please read the MD&A in conjunction with the financial statements.

During the year, the Authority constructed safe rooms, renovated their senior citizen nutritional center, installed security lighting, and installed new windows from monies received related to a Community Development Block Grant program. These renovations impacted the Authority's 2013 financial statements.

Financial Highlights

Assets:

As of September 30, 2013, total assets were \$6,008,325 as compared to \$4,962,143, as of September 30, 2012, an increase of \$1,046,182. Capital assets increased \$1,329,802 while current assets decreased \$283,620.

Liabilities:

Total liabilities decreased \$225,958 due to decreases in current liabilities of \$233,972 with increases in non-current liabilities of \$8,014.

Revenues:

In 2013, total revenue increased \$1,105,672, as compared to 2012, due to increases in Federal Grants & Subsidy revenue, tenant revenue, and other income.

Expenses:

Total expenses increased \$44,082 due to increases in utility, tenant services, Housing Assistance Payments (HAP), and depreciation expenses.

For accounting purposes, the Housing Authority is classified as an enterprise fund. Enterprise funds account for activities similar to those found in the private business sector where the determination of net income is necessary, or useful, for sound financial administration. Enterprise funds are reported using the full accrual method of accounting in which assets and liabilities associated with the operation of these funds are included on the Statement of Net Position. The focus of enterprise funds is on income measurement which, together with the maintenance of equity, is an important financial indicator.

Overview of the Financial Statements

This annual report includes this Management Discussion and Analysis report, the Basic Financial Statements and the Notes to the Financial Statements. This annual report also contains the Financial Data Schedule (FDS) as referenced in the section of Supplemental Information Required by HUD. The financial statements are presented as fund level financial statements because the Housing Authority only has proprietary funds.

The financial statements report information using accounting methods similar to those used by private sector companies. These statements offer short-term and long-term financial information about the Housing Authority's activities. The Statement of Net Position includes assets and liabilities plus provides information about the nature and amounts of investments in resources (assets) and obligations to the Housing Authority's creditors (liabilities). It also provides the basis for evaluating capital structure plus assessing liquidity and financial flexibility.

All of the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses and Changes in Fund Net Position. This statement measures the success of the Housing Authority's operations over the past year and can be used to determine whether it has successfully recovered all its costs through its user fees and other charges, profitability, and credit worthiness.

The Statement of Cash Flows reports cash receipts, cash payments, net changes in cash resulting from operating, investing, and financing activities, and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

The section Supplemental Information Required by HUD contains the Financial Data Schedule (FDS). HUD has established Uniform Financial Reporting Standards that requires the Housing Authority to submit financial information electronically to HUD using the FDS format. This financial information has been electronically transmitted to the Real Estate Assessment Center (REAC) for the year ended September 30, 2013.

Financial Analysis

One of the most important questions asked about the Authority's finances; "Is the Housing Authority as a whole better off, or worse off, as a result of the achievements of the reported fiscal year?" The information presented in this Management's Discussion and Analysis is to assist the reader in answering this question.

The basic financial statements are The Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Fund Net Position. The Statement of Net Position provides a summary of the Housing Authority's assets and liabilities as of the close of business on September 30, 2013. The Statement of Revenues, Expenses, and Changes in Fund Net Position summarize the revenues

and sources of those revenues generated and the operating expenses incurred for the year ended September 30, 2013.

Miami Housing Authority accounts for its housing activities in four programs; a low rent program that provides housing for qualified tenants, a capital fund program that the Housing Authority uses for improvements to its low rent property, a Section 8 Housing Choice Voucher program that provides rental assistance to qualified individuals living in private housing, and a Community Development Block Grant/Entitlement Grants program. The following analysis focuses on the net position and the change in net position as a whole and not the individual programs.

Net Position				
September 30,				
	<u>2013</u>	<u>2012</u>	<u>Change</u>	<u>% of Change</u>
Current Assets	\$784,533	\$1,068,153	(\$283,620)	-26.55%
Capital Assets, Net	<u>\$5,223,792</u>	<u>\$3,893,990</u>	<u>\$1,329,802</u>	<u>34.15%</u>
Total Assets	<u>\$6,008,325</u>	<u>\$4,962,143</u>	<u>\$1,046,182</u>	<u>21.08%</u>
Current Liabilities	\$103,325	\$337,297	(\$233,972)	-69.37%
Non-Current Liabilities	<u>\$24,792</u>	<u>\$16,778</u>	<u>\$8,014</u>	<u>47.76%</u>
Total Liabilities	<u>\$128,117</u>	<u>\$354,075</u>	<u>(\$225,958)</u>	<u>-63.82%</u>
Net Position:				
Invested in Capital Assets	\$5,223,792	\$3,893,990	\$1,329,802	34.15%
Restricted Net Position	\$81,262	\$110,293	(\$29,031)	-26.32%
Unrestricted Net Position	<u>\$575,154</u>	<u>\$603,785</u>	<u>(\$28,631)</u>	<u>-4.74%</u>
Total Net Position	<u>\$5,880,208</u>	<u>\$4,608,068</u>	<u>\$1,272,140</u>	<u>27.61%</u>

Assets:

Current assets are resources that are reasonably expected, based on the plans and intentions of the Authority, to be converted into cash or its equivalent during the current operating cycle.

As of September 30, 2013, current assets were \$784,533 as compared to \$1,068,153, as of September 30, 2012, a decrease of \$283,620. Current assets decreased primarily because the Authority used excess cash from operations plus additional current assets to purchase capital assets and to reduce liabilities. The change consisted of decreases in accounts receivables (associated mainly with the Community Development Block Grant) of \$244,012, cash/cash equivalents of \$39,036, and inventories of \$2,111 with increases in investments of \$1,294 and prepaid expenses of \$245.

Liabilities:

Current liabilities are current debts that are owed by the Authority and due within 12 months. It is expected that current liabilities will consume current financial resources to satisfy debt.

As of September 30, 2013, current liabilities were \$103,325 as compared to \$337,297, as of September 30, 2012, a decrease of \$233,972. The change consisted of decreases in vendor payables (mainly Community Development Block payables) of \$258,476 and payment in lieu of taxes (PILOT) of \$728 with increases in other current liabilities (accrued utility payables) of \$19,542, tenant security deposits of \$2,926, Section 8 admin fee payables of \$1,874, and accrued compensated absences of \$890.

Non-current liabilities are debts that are owed but not due within 12 months. It is not expected that these liabilities will consume the Authority's current financial resources to satisfy the debt.

Non-current liabilities consisted of \$24,792 in non-current accrued compensated absences which increased \$8,014 from 2012 to 2013. Non-current accrued compensated absences are liabilities for wages such as vacation and sick wages earned but not yet taken.

Net Position:

As of September 30, 2013, the Housing Authority had \$5,880,208 invested in total net position. Of this amount, \$575,154 of unrestricted net position may be used to meet the Authority's future ongoing expenses and obligations. Restricted net position of \$81,262 was available for Section 8 Housing Assistance Payments (HAP). The remainder of \$5,223,792 represents the net capital assets of land, buildings, furnishings, leasehold improvements, equipment, and construction in progress.

Capital Assets at Year-End
 (Net of Accumulated Depreciation)
 September 30,

	<u>2013</u>	<u>2012</u>	<u>Change</u>	<u>% of Change</u>
Land	\$124,728	\$124,728	\$0	0.00%
Buildings	\$7,957,162	\$7,648,577	\$308,585	4.03%
Furniture & Equipment - Dwell	\$395,007	\$395,007	\$0	0.00%
Furniture & Equipment - Admin	\$234,336	\$236,865	(\$2,529)	-1.07%
Leasehold Improvements	\$741,960	\$741,960	\$0	0.00%
Construction in Progress	\$2,015,359	\$680,375	\$1,334,984	196.21%
Subtotal	<u>\$11,468,552</u>	<u>\$9,827,512</u>	<u>\$1,641,040</u>	<u>16.70%</u>
Accumulated Depreciation	<u>(\$6,244,760)</u>	<u>(\$5,933,522)</u>	<u>(\$311,238)</u>	<u>5.25%</u>
Net Capital Assets	<u><u>\$5,223,792</u></u>	<u><u>\$3,893,990</u></u>	<u><u>\$1,329,802</u></u>	<u><u>34.15%</u></u>

Capital Assets:

Capital assets are long-term tangible assets obtained as a result of past transactions, events, or circumstances and include buildings, equipment, and improvements to buildings and land.

Capital assets increased \$1,329,802 due to capital purchases exceeding annual depreciation expense.

During the year, the Authority capitalized \$308,585 in building improvements. Administrative equipment decreased \$2,529 due to disposals of a 1994 Suzuki dump truck and a 1995 Chevrolet S-10 truck (costing \$17,807) which were minimized by purchases of a telephone system, computer server, and 8 computers (costing \$15,278). Construction in progress increased \$1,334,984 due to projects (installation of safe rooms, security lighting, and windows plus renovation of the senior nutritional center) related to the Community Development Block Grant program.

The Housing Authority had \$245,327 from their 2011 and 2012 Capital program funds to draw down and spend in the future.

Debt

The Authority had no long term obligations such as notes or bonds payable.

Expendable Fund Balance

	<u>2013</u>	<u>2012</u>	<u>Change</u>	<u>% of Change</u>
Expendable Fund Balance	<u>\$582,369</u>	<u>\$600,875</u>	<u>(\$18,506)</u>	<u>-3.08%</u>
Number of Months Expendable Fund	<u>6.42</u>	<u>6.62</u>	<u>(0.20)</u>	<u>-3.09%</u>

Expendable Fund Balance:

The expendable fund balance is a measure of the entity's liquidity. If current assets (less materials inventory and restricted assets) are converted to cash and the Authority pays all current liabilities, the amount of cash remaining is the expendable fund balance. Miami Housing Authority's expendable fund balance decreased \$18,506 due to decreases in current assets (figures based on 2013 and 2012 FDS information).

Number of Months Expendable Fund Balance:

The number of months in expendable funds is a measure of how many months the Authority could operate under current conditions without any additional income. The number of months in expendable funds is calculated by dividing the total expenses for the year, less depreciation, by twelve (12) to arrive at the average monthly expenses. The expendable fund balance is divided by

the average monthly expense to arrive at the number of months expendable fund balance. The Authority's number of months expendable fund balance decreased 0.20 months due to decreases in the expendable fund balance (figures based on 2013 and 2012 FDS information).

Changes in Net Position
For the Year Ended September 30

	<u>2013</u>	<u>2012</u>	<u>Change</u>	<u>% of Change</u>
Revenue:				
Tenant Revenue	\$579,642	\$549,290	\$30,352	5.53%
Federal Grants & Subsidy	\$2,960,689	\$1,892,373	\$1,068,316	56.45%
Investment Income	\$2,011	\$3,816	(\$1,805)	-47.30%
Other Income	\$12,649	\$5,720	\$6,929	121.14%
Gain/Loss on Sale of Capital Assets	\$1,880	\$0	\$1,880	100.00%
Total Revenue	<u>\$3,556,871</u>	<u>\$2,451,199</u>	<u>\$1,105,672</u>	<u>45.11%</u>
Expenses:				
Administrative	\$317,819	\$347,230	(\$29,411)	-8.47%
Tenant Services	\$42,964	\$11,434	\$31,530	275.76%
Utilities	\$233,288	\$197,128	\$36,160	18.34%
Routine Maintenance	\$374,413	\$404,851	(\$30,438)	-7.52%
Protective Services	\$25,110	\$40,413	(\$15,303)	-37.87%
General Expenses	\$93,621	\$84,241	\$9,380	11.13%
Non-Routine Expenses	\$0	\$3,181	(\$3,181)	-100.00%
Housing Assistance Payments	\$869,692	\$847,428	\$22,264	2.63%
Casualty Losses	\$1,400	\$0	\$1,400	100.00%
Depreciation	\$326,424	\$304,743	\$21,681	7.11%
Total Operating Expenses	<u>\$2,284,731</u>	<u>\$2,240,649</u>	<u>\$44,082</u>	<u>1.97%</u>
Increase (Decrease) in Net Position	<u>\$1,272,140</u>	<u>\$210,550</u>	<u>\$1,061,590</u>	<u>504.20%</u>

Revenues:

The Authority has two basic sources of revenues. Rents and other tenant charges and funds received from the Department of Housing and Urban Development (HUD) in the form of operating subsidies and capital improvement grants.

Tenant revenue increased \$30,352 due to increases in tenant rent revenue of \$28,806 and other tenant revenue of \$1,546.

HUD revenue will often vary from year to year since it is dependent on the federal budget (operating subsidy) and availability and/or use of grant revenues. In 2013, Miami Housing Authority's operating grants, Housing Assistance Payments, and Administrative Fees increased \$23,982 and other government grants (associated with the Community Development Block Grant) increased

Housing Authority of the City of Miami, Oklahoma

Management's Discussion and Analysis (MD & A)

September 30, 2013

\$1,062,795 while Capital grant revenue decreased \$18,461 that resulted in a net increase of \$1,068,316. Monies from the Community Development Block Grant enabled the Authority to install safe rooms, windows, and security lighting plus renovate the senior citizen nutritional center.

Investment income decreased \$1,805 while other income increased \$6,929 (due mainly to insurance dividends received in 2013). Changes in investment income are generally governed by the amount of monies invested and the rates of returns on those investments.

In 2013, the Authority reported \$1,880 in gains on the disposal of capital assets as compared to no gains or losses, in 2012.

Expenses:

Administrative expenses decreased \$29,411 due to decreases in administrative operating expenses of \$39,735 and audit fees of \$250 with increases in administrative salaries of \$10,009 and employee benefits of \$565.

Tenant services expenses increased \$31,530 from \$11,434 in 2012 to \$42,964 in 2013. Tenant services salaries increased \$30,091 (due to reclassifications of elderly disabled service coordinator salaries from administrative contract costs in 2013) while employee benefits decreased \$241. Other tenant services expenses increased \$1,680 because more services were provided for residents during the year.

Utilities increased \$36,160 from \$197,128 in 2012 to \$233,288 in 2013. Electricity increased \$25,182, natural gas increased \$5,426, sewer increased \$2,892, and water increased \$2,660; all due to increases in consumption.

Routine maintenance expense decreased \$30,438 due to decreases in maintenance contract costs of \$23,338, labor of \$7,450, and material expense of \$734 with increases in employee benefits of \$1,084.

Protective services expense decreased \$15,303, from \$40,413 in 2012 to \$25,110 in 2013, due to decreases in security costs.

General expenses increased \$9,380 due to increases in total insurance expense (mainly property) of \$6,380 and tenant bad-debt expense of \$4,018 while payment in lieu of taxes decreased \$728 and other general expenses (Section 8 portability admin fees) decreased \$290.

Non-routine expense decreased \$3,181 because no extraordinary repairs were experienced during the year.

Housing Assistance Payments (HAP) expense increased \$22,264 due mainly to increases in costs per unit leased.

In 2013, the Authority reported \$1,400 in casualty losses as compared to no casualty losses, in 2012.

Depreciation expense increased \$21,681, from \$304,743 in 2012 to \$326,424 in 2013, due to assets placed in service during the year.

Economic Factors

The Housing Authority is primarily dependent upon HUD for the funding of operations which will be affected by both federal budgetary decisions and by local economic conditions. The funding of programs could be significantly affected by the 2012 and 2013 federal budget.

Contacting the Housing Authority's Financial Management

Our financial report is designed to provide our citizens, taxpayers, and creditors with a general overview of the Housing Authority's finances and to show the accountability for the money it receives. If you have questions about this report or wish to request additional financial information contact Matt Mills, Executive Director, Housing Authority of the City of Miami, 205 B Street Northeast, Miami, OK 74355-0848, telephone number (918) 542-6691.

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2013

	2013	Memorandum Only 2012
<u>ASSETS</u>		
<u>Current Assets:</u>		
Cash	\$ 185,702	\$ 198,633
Cash - Other Restricted	81,262	110,293
Cash - Tenant Security Deposits	20,405	17,479
Accounts Receivable:		
Tenants, Net of Allowance for Doubtful Accounts	2,472	759
HUD	184	-
Other Government	-	253,350
Accrued Interest Receivable	83	142
Miscellaneous	22,500	15,000
Investments, Unrestricted	439,344	438,050
Prepaid Expenses and Other Assets	15,004	14,759
Inventory, Net of Allowance for Obsolete	17,577	19,688
Total Current Assets	784,533	1,068,153
Capital Assets, Net of Depreciation	5,223,792	3,893,990
TOTAL ASSETS	\$ 6,008,325	\$ 4,962,143
<u>LIABILITIES & NET POSITION</u>		
<u>Current Liabilities:</u>		
Accounts Payable:		
Vendors	\$ 4,935	\$ 263,411
HUD	11,854	-
Other Government	33,418	34,146
Deferred Revenues	-	9,980
Other Current Liabilities	29,959	10,417
Accrued Compensated Absences	2,754	1,864
Tenants' Security Deposits	20,405	17,479
Total Current Liabilities	103,325	337,297
Accrued Compensated Absences - Non Current	24,792	16,778
Total Liabilities	128,117	354,075
<u>NET POSITION</u>		
Net investment in capital assets	5,223,792	3,893,990
Restricted for debt service	81,262	110,293
Unrestricted	575,154	603,785
TOTAL NET POSITION	5,880,208	4,608,068
TOTAL LIABILITIES AND NET POSITION	\$ 6,008,325	\$ 4,962,143

See Accountant's Audit Report & Notes Which Accompany These Financial Statements

**HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN TOTAL NET POSITION
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2013**

	<u>2013</u>	<u>Memorandum Only 2012</u>
<u>OPERATING REVENUE:</u>		
Dwelling Rental	\$ 579,642	\$ 549,290
Investment Income, Unrestricted	2,011	3,577
PHA HUD Grants	1,301,842	1,277,860
Capital Grants	236,762	255,223
Other Government Grants	1,422,085	359,290
Fraud Recovery	5,462	4,256
Investment Income, Restricted	-	239
Other Income	9,067	1,464
Total Operating Revenue	<u>3,556,871</u>	<u>2,451,199</u>
<u>OPERATING EXPENDITURES:</u>		
Administration	317,819	347,230
Tenant Services	42,964	11,434
Utilities	233,288	197,128
Ordinary Maintenance and Operation	374,413	404,851
Extraordinary Maintenance	-	3,181
HAP Portability-In	-	1,354
Protective Services	25,110	40,413
Housing Assistance Payment	869,692	846,074
Insurance Premiums	52,361	45,981
Other General Expenses	42,660	38,260
Depreciation	326,424	304,743
Total Operating Expenses	<u>2,284,731</u>	<u>2,240,649</u>
NET OPERATING INCOME (LOSS)	1,272,140	210,550
TOTAL NET POSITION, BEGINNING OF YEAR	4,608,068	4,397,518
PRIOR YEAR ADJUSTMENTS	<u>-</u>	<u>-</u>
TOTAL NET POSITION, END OF YEAR	<u>\$ 5,880,208</u>	<u>\$ 4,608,068</u>

See Accountant's Audit Report & Notes Which Accompany These Financial Statements

**HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
STATEMENT OF CASH FLOWS
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2013**

	<u>2013</u>	<u>Memorandum Only 2012</u>
<u>Cash Flows from Operating Activities:</u>		
Cash Receipts from Customers & Other Resources	\$ 3,800,883	\$ 2,192,843
Payments to Suppliers & Employees for Goods & Services	(2,185,325)	(1,736,063)
Tenant Security Deposits Received, Less Refunded	2,926	854
Net Cash Provided (Used) by Operating Activities	<u>1,618,484</u>	<u>457,634</u>
<u>Cash Flows from Capital & Related Financing Activities:</u>		
Additions to Capital Assets	(1,658,848)	(761,388)
Proceeds from sale of Capital Assets	2,620	-
Loan Proceeds Received	-	-
Principal Payments on Long-Term Debt	-	-
Interest Expense	-	-
Net Cash Provided (Used) by Capital & Related Financing Activities	<u>(1,656,227)</u>	<u>(761,388)</u>
<u>Cash Flows from Investing Activities:</u>		
(Increase)Decrease in Investments	(1,294)	(2,067)
Net Cash Provided (Used) by Investing Activities	<u>(1,294)</u>	<u>(2,067)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(39,037)	(305,821)
Cash & Cash Equivalents, Beginning of Year	326,405	632,227
Cash & Cash Equivalents, Prior Year Adjustment	-	-
Cash & Cash Equivalents, End of Year	<u>\$ 287,368</u>	<u>\$ 326,405</u>
<u>Reconciliation of operating income (loss) to net cash provided operating activities:</u>		
Net Operating Income (Loss)	\$ 1,272,140	\$ 210,550
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities		
Depreciation	326,424	304,743
(Increase)Decrease in Accounts Receivable	244,012	(258,356)
(Increase)Decrease in Prepaid Expenses	(245)	(232)
(Increase)Decrease in Inventory	2,111	(782)
Increase(Decrease) in Accounts Payable	(247,350)	232,687
Increase(Decrease) in Accrued Liabilities	18,466	(31,830)
Increase(Decrease) in Tenant Security Deposits	2,926	854
Net Cash Provided (Used) by Operating Activities	<u>\$ 1,618,484</u>	<u>\$ 457,634</u>

See Accountant's Audit Report & Notes Which Accompany These Financial Statements

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2013

NOTE 1 - THE REPORTING ENTITY

The agency was created under the provisions of the laws of the State of Oklahoma. The purpose of the agency is to administer Public Housing Programs authorized by the United States Housing Act. The governing board is appointed by the Mayor of the City of Miami. The governing board employs executives; authorizes contracts of subsidy with the U.S. Department of Housing and Urban Development (Annual Contributions Contract) pursuant to that agency's regulations and statutory authorizations; and causes the agency to construct, own, and operate public housing facilities. The financial liability of the housing agency is essentially supported by the operating and debt service subsidies received under contract from the Federal government.

Generally accepted accounting principles require that the financial statements present the accounts and operations of the entity and its component units, entities for which the entity is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the entity's operations. If component units exist, data from these units are combined with data from the entity. Each discretely presented component unit, if any, would be reported in a separate column in the combined financial statements to emphasize that it is legally separate from the entity. As of September 30, 2013, and for the fiscal year then ended, the entity had no discretely presented component units or any component units required to be blended in these financial statements.

NOTE 2 - BASIS OF ACCOUNTING

The Housing Authority of the City of Miami uses a Proprietary Fund Type to account for the activities of the housing authority in a manner similar to commercial enterprises. This proprietary fund is accounted for using the economic resources measurement focus. Accordingly, this fund reports all assets and liabilities on the balance sheet. The reported fund equity is segregated into contributed capital and retained earnings components. Proprietary fund operating statements present increases (revenues) and decreases (expenses) in net assets. This fund uses the accrual basis of accounting. Revenues are recognized when earned and become measurable and expenses are recognized when incurred, if measurable. The Housing Authority applies all applicable accounting and financial reporting standards of the

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2013

Financial Accounting Standards Board (FASB) issued through November 30, 1989, in accounting and reporting for its proprietary fund.

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the accounting period. Actual results could differ from those estimates.

Budgetary Information - Annual budgets are adopted, as required by HUD Annual Contributions Contracts, for the Owned Rental Housing and Section 8 Programs. Annual budgets are not required for Comprehensive Improvement Grants. These budgets are prepared on a regulatory basis (HUD) and do not contain certain accounts as required by generally accepted accounting principles, such as Provision for Uncollectible Accounts, Depreciation, and certain accruals.

Cash Equivalents - For purposes of reporting cash flows, all highly liquid investments (including restricted assets) with a maturity of three months or less are considered to be cash equivalents.

Investments - Investments are reported at fair value. Investments consist of Certificates of Deposit which are reported at carrying amount which reasonably estimates fair value.

Inventories - Inventories consist of expendable supplies held for consumption. They are valued at cost (first-in, first-out), which is less than the current market value.

Prepaid Expenses - Certain payments to vendors reflect costs applicable to future periods. These payments are recorded as prepaid expenses.

Capital Assets - capital assets are valued at historical cost. It is the policy of the Housing Authority to capitalize all assets with a cost of \$500 or greater. Donated capital assets are valued at the estimated fair value at the date of the donation. Depreciation of all exhaustible capital assets is charged as an expense against operations. Accumulated

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2013

depreciation is reported on the balance sheet. Depreciation is provided over the estimated useful lives using the straight-line method. Estimated useful lives, in years, for depreciable assets are as follow:

Dwelling Structures	15-40 years
Non-dwelling Structures	40 years
Equipment	3-5 years

Compensated Absences - It is the Housing Authority's policy to allow employees to accumulate earned but unused vacation and sick pay benefits up to certain limits. These amounts are charged to expense and a corresponding liability is established when earned.

NOTE 3 - CASH

At September 30, 2013, the Authority held deposits of approximately \$726,713 at financial institutions. The Authority's cash deposits, including interest-bearing certificates of deposit are covered by Federal Depository Insurance (FDIC) or collateralized with securities held by the Authority or by its agent in the Authority's name.

Investment Interest Rate Risk

The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Investment Credit Risk

The Authority has no policy that limits its investment choices other than the limitation of state law as follows:

- a. Direct obligations of the U.S. Government, its agencies and instrumentalities to which the full faith and credit of the U.S. Government is pledged, or obligations to the payment of which the full faith and credit of the State is pledged.
- b. Certificates of deposits or savings accounts that are either insured or secured with acceptable collateral with in-state financial institutions, and fully insured certificates of deposit or savings accounts in out-of-state financial institutions.
- c. With certain limitation, negotiable certificates of deposit, prime bankers' acceptances, prime commercial paper and repurchase agreements with certain limitations.

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2013

- d. County, municipal or school district tax supported debt obligations, bond or revenue anticipation notes, money judgments, or bond or revenue anticipation notes of public trusts whose beneficiary is a county, municipality or school district.
- e. Notes or bonds secured by mortgage or trust deed insured by the Federal Housing Administrator and debentures issued by the Federal Housing Administrator, and in obligations of the National Mortgage Association.
- f. Money market funds regulated by the SEC and in which investments consist of the investments mentioned in the previous paragraphs (a.-d.).

NOTE 4 - ACCOUNTS RECEIVABLE

All receivables from tenants are for rentals and service charges. These receivables are shown net of an allowance for uncollectible amounts. This amount is estimated based upon historical information. The allowance is \$1,326 at September 30, 2013.

NOTE 5 - CAPITAL ASSETS

Capital assets are valued at historical cost. Donated capital assets are valued at the estimated fair value at the date of donation. Depreciation of all exhaustible capital assets is charged as an expense against operations. Accumulated depreciation is reported on the statement of net assets. Depreciation is provided over the estimated useful lives using the straight-line method. Depreciation expense for September 30, 2013 is \$326,424.

A summary of the capital assets is as follows:

	Balance at Sept. 30, 2012	Additions	Deductions	Balance at Sept. 30, 2013
Land	\$ 124,728	\$ -	\$ -	\$ 124,728
Buildings	7,648,577	308,585	-	7,957,162
Improvements	741,960	-	-	741,960
Furniture, Equipment & Machinery	631,872	15,278	(17,807)	629,343
Subtotal	9,147,137	323,863	(17,807)	9,453,193
Less: Accum. Depr.	(5,933,522)	(326,424)	15,187	(6,244,760)
Net Capital Assets	3,213,615	(2,561)	(2,621)	3,208,433
Construction in Progress	680,375	1,643,569	(308,585)	2,015,359
Total Capital Assets	<u>\$ 3,893,990</u>	<u>\$ 1,641,008</u>	<u>\$ (311,206)</u>	<u>\$ 5,223,792</u>

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2013

NOTE 6 - CONTINGENCIES

The entity is subject to possible examinations by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by the entity to the federal grantors and/or program beneficiaries.

NOTE 7 - RETIREMENT PLAN

The Housing Authority participates in a defined contribution plan administered by the Housing Renewal and Local Agency Retirement Plan. The Housing Authority and the participants are required to contribute 8 ½% and 6%, respectively. For the fiscal year, actual contributions by the Housing Authority and the participants were \$63,748.04 and \$48,372.36, respectively for a total of \$112,120.40. Participating employees shall vest in Employer contributions at the rate of twenty percent per each full year of continuous and uninterrupted service with the Employer.

No Other Post-Employment Benefits are provided by the Authority.

NOTE 8 - INTERPROGRAM ACCOUNTS

Inter-program receivables and payables arise from Inter-program transactions and are recorded by all programs affected in the period in which transactions are executed. These receivables and payables are eliminated for presentation of the financial statements.

NOTE 9 - SUBSEQUENT EVENTS

The Authority did not have any subsequent events through February 26, 2014, which is the date the financial statements were issued, for events requiring recording or disclosure in the financial statements for the year ending September 30, 2013.

**HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2013**

<u>Federal Grantor/ Program Title</u>	<u>Federal CFDA No.</u>	<u>Agency Number</u>	<u>Federal Expenditures</u>
U.S. Department of Housing and Urban Development:			
 Direct Programs			
Community Development Block Grants/Entitlement Grants	14.218	OK027	\$ 1,422,085
Low Rent Public Housing	14.850	OK027	349,027
Section 8 Housing Choice Vouchers	14.871	OK027	924,722
Public Housing Capital Fund Program	14.872	OK027	264,855
 Total			<u>\$ 2,960,689</u>

**HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2013**

NOTE 1 - GENERAL

The accompanying Schedule of Expenditures of Federal Awards presents the activity of all federal awards of the Housing Authority of the City of Miami, Oklahoma (the "Housing Authority"). The Housing Authority reporting entity is defined in Note 1 to the Housing Authority's basic financial statements. Federal awards received directly from federal agencies, as well as federal awards passed through other government agencies, are included on the schedule.

NOTE 2 - BASIS OF ACCOUNTING

The accompanying Schedule of Expenditures of Federal Awards is present using the accrual basis of accounting, which is described in Note 1 to the Housing Authority's basic financial statements.

NOTE 3 - RELATIONSHIP TO BASIC FINANCIAL STATEMENTS

Federal awards revenues are reported in the Housing Authority's basic financial statements as follows:

		<u>Federal Sources</u>
General		<u>\$ 2,960,689</u>
Total		<u><u>\$ 2,960,689</u></u>

NOTE 4 - RELATIONSHIP TO FEDERAL FINANCIAL REPORTS

Amounts reported in the accompanying schedule agree with the amounts reported in the related federal financial reports except for changes made to reflect amounts in accordance with generally accepted accounting principles.

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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Housing Authority of the City of Miami
Miami, Oklahoma

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and in accordance with Oklahoma Statutes, the financial statements of the Housing Authority of the City of Miami, as of and for the year ended September 30, 2013, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Miami's basic financial statements, and have issued our report thereon dated February 26, 2014.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Housing Authority of the City of Miami's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of Miami's internal control. Accordingly, we do not express an opinion on the effectiveness of Housing Authority of the City of Miami's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Miami's financial statements are free of material misstatement, we performed tests of compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Kershaw CPA & Associates, P.C.
Kershaw, CPA & Associates, PC

February 26, 2014

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REPORT ON COMPLIANCE WITH REQUIREMENTS THAT COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133

To the Board of Directors
Housing Authority of the City of Miami

Report on Compliance for Each Major Federal Program

We have audited the Housing Authority of the City of Miami's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the Housing Authority of the City of Miami's major federal programs for the year ended September 30, 2013. The Housing Authority of the City of Miami's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Housing Authority of the City of Miami's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and in accordance with Oklahoma Statutes. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the City of Miami's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does

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not provide a legal determination on Housing Authority of the City of Miami's compliance.

Opinion on Each Major Federal Program

In our opinion, the Housing Authority of the City of Miami complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2013.

Report on Internal Control Over Compliance

Management of the Housing Authority of the City of Miami is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Housing Authority of the City of Miami's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Miami's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or to detect and correct, noncompliance with a type of compliance requirement of a federal program a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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Our consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Kershaw CPA & Associates, P.C.

Kershaw, CPA & Associates, PC

February 26, 2014

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SUMMARY STATUS OF PRIOR AUDIT FINDINGS
SEPTEMBER 30, 2013

The prior report on the audit of the financial statements as of and for the twelve months ended September 30, 2012, contained no findings.

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2013

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issue: Unqualified

Internal control over financial reporting:

Material weaknesses identified? _____yes x no

Significant deficiencies identified that are not considered to be material weaknesses? _____yes x none reported

Noncompliance material to financial statements noted?

_____yes x no

Federal Awards

Internal control over major programs:

Material weaknesses identified? _____yes x no

Significant deficiencies identified that are not considered to be material weaknesses? _____yes x none reported

Type of auditor's report issued on compliance for major programs:

Unqualified

Any audit findings disclosed that are required to be reported in accordance with section 510(a) of Circular A-133?

_____yes x no

Identification of major programs:

- #14.850 Low Rent Public Housing
- #14.871 Housing Choice Vouchers
- #14.218 Community Development Block Grants/Entitlement Grants

Dollar threshold used to distinguish between type A and type B programs:

\$300,000

Auditee qualified as low-risk auditee?

 x yes _____no

SECTION II - FINANCIAL STATEMENT FINDINGS

None reported

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None reported

HOUSING AUTHORITY OF THE CITY OF MIAMI
 MIAMI, OKLAHOMA
 STATEMENT AND CERTIFICATION OF CAPITAL FUND PROJECT
 SEPTEMBER 30, 2013

As of September 30, 2013, the 2011 & 2012 Capital Fund Programs have not been completed.

The following is a summary of the Capital Fund Program activity for the fiscal year ending September 30, 2013:

2011 Capital Fund Program

Classification	Y-T-D	Project		Variance
		To Date	Budget	
1406 Operations	\$ -	\$ 14,983	\$ 14,983	\$ -
1410 Administration	-	-	17,500	17,500
1410.01 Administration Salaries	12,560	12,560	-	(12,560)
1410.09 Employee Benefits	4,940	4,940	-	(4,940)
1430 Architect & Engineering Fees	31,650	31,650	33,000	1,350
1460 Dwelling Structures	172,023	172,023	184,779	12,756
1465.1 Dwelling Equipment	-	-	14,600	14,600
1475.1 Non-Dwelling Equipment	15,278	15,278	15,000	(278)
1475.99 Non Depreciable Equipment	667	667	-	(667)
Total Capital Grant Cost	\$237,118	\$ 252,101	\$279,862	\$ 27,761
Advances Received	\$ 237,118	\$ 252,101		

2012 Capital Fund Program

Classification	Y-T-D	Project		Variance
		To Date	Budget	
1406 Operations	\$ -	\$ 10,000	\$ 10,000	\$ -
1408 Management Improvements	2,528	2,528	-	(2,528)
1410 Administration	3,150	3,150	7,500	4,350
1410.01 Administration Salaries	3,047	3,047	-	(3,047)
1410.09 Employee Benefits	1,201	1,201	-	(1,201)
1430 Architect & Engineering Fees	15,811	15,811	35,000	19,189
1460 Dwelling Structures	2,000	2,000	202,804	200,804
Total Capital Grant Cost	\$ 27,737	\$ 37,737	\$255,304	\$ 217,567
Advances Received	\$ 27,737	\$ 37,737		

Housing Authority of the City of Miami, Oklaho (OK027)
 MIAMI, OK

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2013

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	Subtotal	Total
111 Cash - Unrestricted	\$120,585	\$65,117		\$185,702	\$185,702
112 Cash - Restricted - Modernization and Development	\$0	\$0		\$0	\$0
113 Cash - Other Restricted	\$0	\$81,262		\$81,262	\$81,262
114 Cash - Tenant Security Deposits	\$20,405	\$0		\$20,405	\$20,405
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0		\$0	\$0
100 Total Cash	\$140,990	\$146,379	\$0	\$287,369	\$287,369
121 Accounts Receivable - PHA Projects	\$0	\$0		\$0	\$0
122 Accounts Receivable - HUD Other Projects	\$184	\$0		\$184	\$184
124 Accounts Receivable - Other Government	\$0	\$0		\$0	\$0
125 Accounts Receivable - Miscellaneous	\$15,000	\$7,500		\$22,500	\$22,500
126 Accounts Receivable - Tenants	\$3,798	\$0		\$3,798	\$3,798
126.1 Allowance for Doubtful Accounts -Tenants	-\$1,326	\$0		-\$1,326	-\$1,326
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0		\$0	\$0
128 Fraud Recovery	\$0	\$0		\$0	\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0		\$0	\$0
129 Accrued Interest Receivable	\$83	\$0		\$83	\$83
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$17,739	\$7,500	\$0	\$25,239	\$25,239
131 Investments - Unrestricted	\$439,344	\$0		\$439,344	\$439,344
132 Investments - Restricted	\$0	\$0		\$0	\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0		\$0	\$0
142 Prepaid Expenses and Other Assets	\$13,613	\$1,391		\$15,004	\$15,004
143 Inventories	\$19,530	\$0		\$19,530	\$19,530

Financial Data Schedule

143.1 Allowance for Obsolete Inventories	-\$1,953	\$0		-\$1,953	-\$1,953
144 Inter Program Due From	\$0	\$0		\$0	\$0
145 Assets Held for Sale	\$0	\$0		\$0	\$0
150 Total Current Assets	\$629,263	\$155,270	\$0	\$784,533	\$784,533
161 Land	\$124,728	\$0		\$124,728	\$124,728
162 Buildings	\$7,957,162	\$0		\$7,957,162	\$7,957,162
163 Furniture, Equipment & Machinery - Dwellings	\$395,007	\$0		\$395,007	\$395,007
164 Furniture, Equipment & Machinery - Administration	\$207,073	\$27,263		\$234,336	\$234,336
165 Leasehold Improvements	\$741,960	\$0		\$741,960	\$741,960
166 Accumulated Depreciation	-\$6,217,497	-\$27,263		-\$6,244,760	-\$6,244,760
167 Construction in Progress	\$221,484	\$0	\$1,793,875	\$2,015,359	\$2,015,359
168 Infrastructure	\$0	\$0		\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$3,429,917	\$0	\$1,793,875	\$5,223,792	\$5,223,792
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0		\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0	\$0		\$0	\$0
173 Grants Receivable - Non Current	\$0	\$0		\$0	\$0
174 Other Assets	\$0	\$0		\$0	\$0
176 Investments in Joint Ventures	\$0	\$0		\$0	\$0
180 Total Non-Current Assets	\$3,429,917	\$0	\$1,793,875	\$5,223,792	\$5,223,792
190 Total Assets	\$4,059,180	\$155,270	\$1,793,875	\$6,008,325	\$6,008,325
311 Bank Overdraft	\$0	\$0		\$0	\$0
312 Accounts Payable <= 90 Days	\$4,452	\$483		\$4,935	\$4,935
313 Accounts Payable >90 Days Past Due	\$0	\$0		\$0	\$0
321 Accrued Wage/Payroll Taxes Payable	\$0	\$0		\$0	\$0
322 Accrued Compensated Absences - Current Portion	\$2,311	\$443		\$2,754	\$2,754
324 Accrued Contingency Liability	\$0	\$0		\$0	\$0
325 Accrued Interest Payable	\$0	\$0		\$0	\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$11,854		\$11,854	\$11,854
332 Account Payable - PHA Projects	\$0	\$0		\$0	\$0
333 Accounts Payable - Other Government	\$33,418	\$0		\$33,418	\$33,418

Financial Data Schedule

341 Tenant Security Deposits	\$20,405	\$0		\$20,405	\$20,405
342 Deferred Revenues	\$0			\$0	\$0
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$0	\$0		\$0	\$0
344 Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0		\$0	\$0
345 Other Current Liabilities	\$29,959	\$0		\$29,959	\$29,959
346 Accrued Liabilities - Other	\$0	\$0		\$0	\$0
347 Inter Program - Due To	\$0	\$0		\$0	\$0
348 Loan Liability - Current	\$0	\$0		\$0	\$0
310 Total Current Liabilities	\$90,545	\$12,780	\$0	\$103,325	\$103,325
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$0	\$0		\$0	\$0
352 Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0		\$0	\$0
353 Non-current Liabilities - Other	\$0	\$0		\$0	\$0
354 Accrued Compensated Absences - Non Current	\$20,801	\$3,991		\$24,792	\$24,792
355 Loan Liability - Non Current	\$0	\$0		\$0	\$0
356 FASB 5 Liabilities	\$0	\$0		\$0	\$0
357 Accrued Pension and OPEB Liabilities	\$0	\$0		\$0	\$0
350 Total Non-Current Liabilities	\$20,801	\$3,991	\$0	\$24,792	\$24,792
300 Total Liabilities	\$111,346	\$16,771	\$0	\$128,117	\$128,117
508.1 Invested In Capital Assets, Net of Related Debt	\$3,429,917	\$0	\$1,793,875	\$5,223,792	\$5,223,792
511.1 Restricted Net Assets	\$0	\$81,262		\$81,262	\$81,262
512.1 Unrestricted Net Assets	\$517,917	\$57,237	\$0	\$575,154	\$575,154
513 Total Equity/Net Assets	\$3,947,834	\$138,499	\$1,793,875	\$5,880,208	\$5,880,208
600 Total Liabilities and Equity/Net Assets	\$4,059,180	\$155,270	\$1,793,875	\$6,008,325	\$6,008,325

Housing Authority of the City of Miami, Oklaho (OK027)
 MIAMI, OK

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2013

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	Subtotal	Total
70300 Net Tenant Rental Revenue	\$567,395	\$0		\$567,395	\$567,395
70400 Tenant Revenue - Other	\$12,247	\$0		\$12,247	\$12,247
70500 Total Tenant Revenue	\$579,642	\$0	\$0	\$579,642	\$579,642
70600 HUD PHA Operating Grants	\$377,120	\$924,722		\$1,301,842	\$1,301,842
70610 Capital Grants	\$236,762	\$0		\$236,762	\$236,762
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants	\$0	\$0	\$1,422,085	\$1,422,085	\$1,422,085
71100 Investment Income - Unrestricted	\$1,926	\$85		\$2,011	\$2,011
71200 Mortgage Interest Income	\$0	\$0		\$0	\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0		\$0	\$0
71310 Cost of Sale of Assets	\$0	\$0		\$0	\$0
71400 Fraud Recovery	\$0	\$5,462		\$5,462	\$5,462
71500 Other Revenue	\$7,187	\$0		\$7,187	\$7,187
71600 Gain or Loss on Sale of Capital Assets	\$1,880	\$0		\$1,880	\$1,880
72000 Investment Income - Restricted	\$0	\$0		\$0	\$0
70000 Total Revenue	\$1,204,517	\$930,269	\$1,422,085	\$3,556,871	\$3,556,871

Financial Data Schedule

91100 Administrative Salaries	\$135,762	\$50,958		\$186,720	\$186,720
91200 Auditing Fees	\$2,100	\$1,500		\$3,600	\$3,600
91300 Management Fee	\$0	\$0		\$0	\$0
91310 Book-keeping Fee	\$0	\$0		\$0	\$0
91400 Advertising and Marketing	\$375	\$0		\$375	\$375
91500 Employee Benefit contributions - Administrative	\$61,199	\$20,848		\$82,047	\$82,047
91600 Office Expenses	\$11,344	\$6,614		\$17,958	\$17,958
91700 Legal Expense	\$0	\$0		\$0	\$0
91800 Travel	\$2,268	\$2,148		\$4,416	\$4,416
91810 Allocated Overhead	\$0	\$0		\$0	\$0
91900 Other	\$17,799	\$4,904		\$22,703	\$22,703
91000 Total Operating - Administrative	\$230,847	\$86,972	\$0	\$317,819	\$317,819
92000 Asset Management Fee	\$0	\$0		\$0	\$0
92100 Tenant Services - Salaries	\$35,086	\$0		\$35,086	\$35,086
92200 Relocation Costs	\$0	\$0		\$0	\$0
92300 Employee Benefit Contributions - Tenant Services	\$1,946	\$0		\$1,946	\$1,946
92400 Tenant Services - Other	\$5,932	\$0		\$5,932	\$5,932
92500 Total Tenant Services	\$42,964	\$0	\$0	\$42,964	\$42,964
93100 Water	\$26,209	\$0		\$26,209	\$26,209
93200 Electricity	\$144,993	\$0		\$144,993	\$144,993
93300 Gas	\$31,548	\$0		\$31,548	\$31,548
93400 Fuel	\$0	\$0		\$0	\$0
93500 Labor	\$0	\$0		\$0	\$0
93600 Sewer	\$30,538	\$0		\$30,538	\$30,538
93700 Employee Benefit Contributions - Utilities	\$0	\$0		\$0	\$0
93800 Other Utilities Expense	\$0	\$0		\$0	\$0
93000 Total Utilities	\$233,288	\$0	\$0	\$233,288	\$233,288
94100 Ordinary Maintenance and Operations - Labor	\$164,954	\$0		\$164,954	\$164,954
94200 Ordinary Maintenance and Operations - Materials and Other	\$64,062	\$0		\$64,062	\$64,062
94300 Ordinary Maintenance and Operations Contracts	\$68,465	\$0		\$68,465	\$68,465
94500 Employee Benefit Contributions - Ordinary Maintenance	\$76,932	\$0		\$76,932	\$76,932
94000 Total Maintenance	\$374,413	\$0	\$0	\$374,413	\$374,413

Financial Data Schedule

95100 Protective Services - Labor	\$0	\$0		\$0	\$0
95200 Protective Services - Other Contract Costs	\$25,110	\$0		\$25,110	\$25,110
95300 Protective Services - Other	\$0	\$0		\$0	\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0		\$0	\$0
95000 Total Protective Services	\$25,110	\$0	\$0	\$25,110	\$25,110
96110 Property Insurance	\$36,073	\$0		\$36,073	\$36,073
96120 Liability Insurance	\$1,805	\$1,558		\$3,363	\$3,363
96130 Workmen's Compensation	\$7,239	\$1,131		\$8,370	\$8,370
96140 All Other Insurance	\$4,555	\$0		\$4,555	\$4,555
96100 Total insurance Premiums	\$49,672	\$2,689	\$0	\$52,361	\$52,361
96200 Other General Expenses	\$0	\$772		\$772	\$772
96210 Compensated Absences	\$0	\$0		\$0	\$0
96300 Payments in Lieu of Taxes	\$33,418	\$0		\$33,418	\$33,418
96400 Bad debt - Tenant Rents	\$7,070	\$0		\$7,070	\$7,070
96500 Bad debt - Mortgages	\$0	\$0		\$0	\$0
96600 Bad debt - Other	\$0	\$0		\$0	\$0
96800 Severance Expense	\$0	\$0		\$0	\$0
96000 Total Other General Expenses	\$40,488	\$772	\$0	\$41,260	\$41,260
96710 Interest of Mortgage (or Bonds) Payable	\$0	\$0		\$0	\$0
96720 Interest on Notes Payable (Short and Long Term)	\$0	\$0		\$0	\$0
96730 Amortization of Bond Issue Costs	\$0	\$0		\$0	\$0
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$996,782	\$90,433	\$0	\$1,087,215	\$1,087,215

Financial Data Schedule

97000 Excess of Operating Revenue over Operating Expenses	\$207,735	\$839,836	\$1,422,085	\$2,469,656	\$2,469,656
97100 Extraordinary Maintenance	\$0	\$0		\$0	\$0
97200 Casualty Losses - Non-capitalized	\$1,400	\$0		\$1,400	\$1,400
97300 Housing Assistance Payments	\$0	\$869,692		\$869,692	\$869,692
97350 HAP Portability-In	\$0	\$0		\$0	\$0
97400 Depreciation Expense	\$326,424	\$0		\$326,424	\$326,424
97500 Fraud Losses	\$0	\$0		\$0	\$0
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense	\$0	\$0		\$0	\$0
90000 Total Expenses	\$1,324,606	\$960,125	\$0	\$2,284,731	\$2,284,731
10010 Operating Transfer In	\$0	\$0		\$0	\$0
10020 Operating transfer Out	\$0	\$0		\$0	\$0
10030 Operating Transfers from/to Primary Government	\$0	\$0		\$0	\$0
10040 Operating Transfers from/to Component Unit	\$0	\$0		\$0	\$0
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss	\$0	\$0		\$0	\$0
10080 Special Items (Net Gain/Loss)	\$0	\$0		\$0	\$0
10091 Inter Project Excess Cash Transfer In	\$0			\$0	\$0
10092 Inter Project Excess Cash Transfer Out	\$0			\$0	\$0
10093 Transfers between Program and Project - In	\$0	\$0		\$0	\$0
10094 Transfers between Project and Program - Out	\$0	\$0		\$0	\$0
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$120,089	-\$29,856	\$1,422,085	\$1,272,140	\$1,272,140

Financial Data Schedule

11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$4,067,923	\$168,355	\$371,790	\$4,608,068	\$4,608,068
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity	\$0	\$57,237		\$57,237	\$57,237
11180 Housing Assistance Payments Equity		\$81,262		\$81,262	\$81,262
11190 Unit Months Available	2628	2450		5078	5078
11210 Number of Unit Months Leased	2602	2243		4845	4845
11270 Excess Cash	\$426,804			\$426,804	\$426,804
11610 Land Purchases	\$0			\$0	\$0
11620 Building Purchases	\$221,484			\$221,484	\$221,484
11630 Furniture & Equipment - Dwelling Purchases	\$0			\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$15,278			\$15,278	\$15,278
11650 Leasehold Improvements Purchases	\$0			\$0	\$0
11660 Infrastructure Purchases	\$0			\$0	\$0
13510 CFFP Debt Service Payments	\$0			\$0	\$0
13901 Replacement Housing Factor Funds	\$0			\$0	\$0